

Ordinance No. 124424

Council Bill No. 11802D

AN ORDINANCE relating to historic preservation, imposing controls upon Alexander Hall, a landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code, and adding it to the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.

CF No. 313414

Date Introduced:	<u>1.6.14</u>	
Date 1st Referred:	<u>1.6.14</u>	
Date Re - Referred:	To: (committee) <u>Seattle Public Utilities and Neighborhoods</u>	
Date Re - Referred:	To: (committee)	
Date of Final Passage:	Full Council Vote: <u>2.18.14</u>	
Date Presented to Mayor:	Date Approved: <u>2.24.14</u>	
Date Returned to City Clerk:	Date Published:	T.O. <input checked="" type="checkbox"/> F.T. <input type="checkbox"/>
Date Vetoed by Mayor:	Date Veto Published:	
Date Passed Over Veto:	Veto Sustained:	

The City of Seattle - Legislative Department

Council Bill/Ordinance sponsored by: *Samy & Comm*

Councilmember
SgBoghan

Committee Action:

Pass *2/11/14* *Pass* *(3-0) SB, KS, BH*

This file is complete and ready for presentation to Full Council. Committee: _____ (initial/date)

2.18.14 *Full Council Action* *Passed* *9-0*
Law Department

Law Dept. Review OMP Review City Clerk Review Electronic Copy Loaded Indexed

CITY OF SEATTLE
ORDINANCE 124424
COUNCIL BILL 118620

AN ORDINANCE relating to historic preservation, imposing controls upon Alexander Hall, a landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code, and adding it to the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.

WHEREAS, the Landmarks Ordinance, Chapter 25.12 of the Seattle Municipal Code (SMC), establishes a procedure for the designation and preservation of sites, improvements, and objects having historical, cultural, architectural, engineering, or geographic significance; and

WHEREAS, the Landmarks Preservation Board (Board), after a public meeting on May 15, 2013, voted to approve the nomination of the improvement located at 315 West Bertona Street and a portion of the site on which the improvement is located (which are collectively referred to as "Alexander Hall" for the purposes of this ordinance) for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on July 3, 2013, the Board voted to approve the designation of Alexander Hall under SMC Chapter 25.12; and

WHEREAS, on September 18, 2013, the Board and the owner of the designated landmark agreed to controls and incentives; and

WHEREAS, the Board recommends that the City Council enact a designating ordinance approving the controls and incentives; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. DESIGNATION: Pursuant to SMC 25.12.660, the designation by the Landmarks Preservation Board (Board) of the improvement located at 315 West Bertona Street and a portion of the site on which the improvement is located (which are collectively referred to as "Alexander Hall" for the purposes of this ordinance) is hereby acknowledged.



1 A. Legal Description.

2 1. Alexander Hall is located on the property legally described as:

3 Lots 7-24 Block 3, together with Lots 1-18 Block 4, together with Lots 2-12
4 Block 5, together with Lots 13-23 Block 6, together with "Unplatted & Reserved"
5 Block, together with all vacated streets & alleys as vacated by City of Seattle Ord.
6 Numbers 82222, 21628, 115772 & 116635, less portions SD blocks 4 & 5 for 3rd
7 Avenue West, Victory Addition to the City of Seattle, Records of King County,
8 Washington, Recorded in Volume 4, page 56.

9
10 2. The portion of the property to be designated as a landmark is described as
11 follows:

12 That portion of the Victory Addition to Seattle, recorded in Volume 4, page 56,
13 delineated as the unplatted and reserved tract of said plat, records of King County,
14 Washington, being more particularly described as follows:
15

16 commencing at a point measured at right angles 37.00 feet west of the
17 centerline of 3rd Avenue West and 30.00 feet north of the centerline of
18 West Dravus Street, also being the southeast corner of Lot 12 of Block 4
19 of said plat;

20 thence north 89°08'1" west, along the north margin of West Dravus Street,
21 a distance of 286.64 feet to the centerline of vacated 4th Avenue West by
22 operation of law pursuant to ordinance number 116635 of the City of
23 Seattle;
24



1 thence north 00°53'4" east, along the centerline and extended of said
2 vacated 4th Avenue West, a distance of 264.33 feet to the true point of
3 beginning;

4 thence south 89°06'13" east, a distance of 36.36 feet;

5 thence north 01°12'00" east, a distance of 96.30 feet;

6 thence north 88°41'21" west, a distance of 70.94 feet;

7 thence south 00°48'23" west, a distance of 96.81 feet;

8 thence south 89°06'13" east, a distance of 33.91 feet to the true point of
9 beginning;

10 containing an area of 6,817 square feet, or 0.1565 acres;

11 situate in the City of Seattle, King County, Washington.

12
13
14 B. Specific Features or Characteristics Designated. Pursuant to SMC 25.12.660.A.2,
15 the following specific features or characteristics of Alexander Hall are designated:

16 1. The exterior of the improvement known as Alexander Hall.

17 2. The site consisting of the portion of the property described in subsection 1.A.2 on
18 which the improvement known as Alexander Hall is located.

19 C. Basis of Designation. The designation was made because Alexander Hall is more
20 than 25 years old, has significant character, interest or value as a part of the development,
21 heritage or cultural characteristics of the City, state or nation, has integrity or the ability to
22 convey its significance, and satisfies the following from SMC 25.12.350:
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1 1. It is associated in a significant way with a significant aspect of the cultural,
2 political, or economic heritage of the community, City, state, or nation (SMC
3 25.12.350.C).

4 2. It embodies the distinctive visible characteristics of an architectural style, period,
5 or a method of construction (SMC 25.12.350.D).

6 Section 2. CONTROLS: The following controls are hereby imposed on the features or
7 characteristics of Alexander hall that were designated by the Board for preservation:
8

9 A. Certificate of Approval Process.

10 1. Except as provided in subsection 2.A.2 or subsection 2.B, the owner must obtain a
11 Certificate of Approval issued by the Board pursuant to SMC Chapter 25.12, or
12 the time for denying a Certificate of Approval must have expired, before the
13 owner may make alterations or significant changes to the following specific
14 features or characteristics:
15

16 a. The exterior of the improvement known as Alexander Hall.

17 b. The site consisting of the portion of the property described in subsection 1.A.2
18 on which the improvement known as Alexander Hall is located.

19 2. No Certificate of Approval is required for the following:

20 a. Any in-kind maintenance or repairs of the features or characteristics listed in
21 subsection 2.A.1.

22 b. Temporary and ADA signage.
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- c. Removal or addition of the following landscape elements: trees less than 8 inches in diameter measured 4 ½ feet above ground, shrubs, perennials and annuals.
- d. Installation, removal, or alteration of temporary site furnishings.
- e. Installation or repair of underground utilities and irrigation, provided that the site is restored in-kind.

B. City Historic Preservation Officer Approval Process.

1. The City Historic Preservation Officer (CHPO) may review and approve alterations or significant changes to the features or characteristics listed in subsection 2.B.3 according to the following procedure:
 - a. The owner shall submit to the CHPO a written request for the alterations or significant changes, including applicable drawings or specifications.
 - b. If the CHPO, upon examination of submitted plans and specifications, determines that the alterations or significant changes are consistent with the purposes of SMC Chapter 25.12, the CHPO shall approve the alterations or significant changes without further action by the Board.
 - c. If the CHPO does not approve the alterations or significant changes, the owner may submit revised materials to the CHPO, or apply to the Board for a Certificate of Approval under SMC Chapter 25.12.
2. The CHPO shall transmit a written decision on the owner's request to the owner within 14 days of receipt of the request. Failure of the CHPO to timely transmit a written decision constitutes approval of the request.



- 1 3. CHPO approval of alterations or significant changes to the features or
2 characteristics listed in subsection 2.A.1 is available for the following:
- 3 a. For the specified features and characteristics of the building, the addition,
4 alteration, or elimination of ducts, conduits, HVAC vents, grilles, condensing
5 units, fire escapes, pipes, and other similar wiring or mechanical elements
6 necessary for the normal operation of the building.
7
- 8 b. Installation, removal, or alterations of exterior light fixtures, exterior security
9 lighting, and security system equipment.
- 10 c. Signage other than signage excluded in subsection 2.A.2.
- 11 d. Installation, removal, or alterations of exterior door hardware.
- 12 e. Removal of hazardous trees more than 8 inches in diameter measured 4 ½ feet
13 above ground.
14

15 Section 3. INCENTIVES: The following incentives are hereby granted on the features or
16 characteristics of Alexander Hall that were designated by the Board for preservation:

- 17 A. Uses not otherwise permitted in a zone may be authorized in a designated
18 landmark by means of an administrative conditional use permit issued pursuant to SMC Title 23.
19
- 20 B. Exceptions to certain requirements of the Seattle Building Code, SMC Chapter
21 22.100, and the Seattle Energy Code, SMC Chapter 22.700, may be authorized pursuant to the
22 applicable provisions thereof.
- 23 C. Special tax valuation for historic preservation may be available under RCW
24 Chapter 84.26 upon application and compliance with the requirements of that statute.
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1 Section 4. Enforcement of this ordinance and penalties for its violation are as provided in
2 SMC 25.12.910.

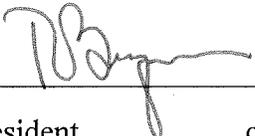
3 Section 5. Alexander Hall is hereby added alphabetically to Section II, Buildings, of the
4 Table of Historical Landmarks contained in SMC Chapter 25.32.

5 Section 6. The City Clerk is directed to record a certified copy of this ordinance with the
6 King County Director of Records and Elections, deliver two certified copies to the CHPO, and
7 deliver one copy to the Director of the Department of Planning and Development. The CHPO is
8 directed to provide a certified copy of the ordinance to the owner of the landmark.
9

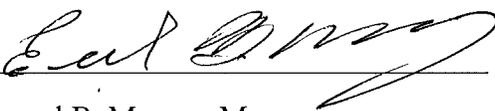
10 Section 7. This ordinance shall take effect and be in force 30 days after its approval by
11 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it
12 shall take effect as provided by SMC Section 1.04.020.
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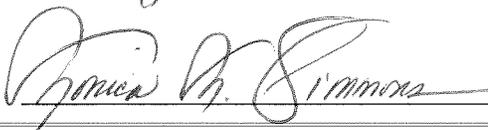
1 Passed by the City Council the 18th day of February, 2014, and
2 signed by me in open session in authentication of its passage this
3 18th day of February, 2014.

4 
5 _____
6 President _____ of the City Council

7
8 Approved by me this 24 day of February, 2014.

9
10 
11 _____
12 Edward B. Murray, Mayor

13 Filed by me this 25th day of February, 2014.

14 
15 _____
16 Monica Martinez Simmons, City Clerk

17 (Seal)
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FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	CBO Analyst/Phone:
Department of Neighborhoods	Erin Doherty/206-684-0380	Forrest Longman/206-684-0331

Legislation Title:

AN ORDINANCE relating to historic preservation, imposing controls upon Alexander Hall, a landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code, and adding it to the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.

Summary of the Legislation:

The attached legislation acknowledges the designation of Alexander Hall as a historic landmark by the Landmarks Preservation Board, imposes controls, grants incentives, and adds Alexander Hall to the Table of Historical Landmarks contained in SMC Chapter 25.32. The legislation does not have a financial impact.

Background:

Alexander Hall was built 1891-93 and is located on the Seattle Pacific University Campus on the north side of the Queen Anne neighborhood. A Controls and Incentives Agreement has been signed by the owner and has been approved by the Landmarks Preservation Board. The controls in the agreement apply to the exterior of the building and a portion of the site, but do not apply to any in-kind maintenance or repairs of the designated features.

This legislation does not have any financial implications.

Other Implications:

- a) **Does the legislation have indirect financial implications, or long-term implications?**
No.
- b) **What is the financial cost of not implementing the legislation?**
None.
- c) **Does this legislation affect any departments besides the originating department?**
No.
- d) **What are the possible alternatives to the legislation that could achieve the same or similar objectives?**
None.



e) **Is a public hearing required for this legislation?**

No.

f) **Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?**

No.

g) **Does this legislation affect a piece of property?**

Yes.

h) **Other Issues:**

List attachments to the fiscal note below:

Exhibit A – Vicinity Map of Alexander Hall



City of Seattle
Office of the Mayor

December 10, 2013

Honorable Sally J. Clark
President
Seattle City Council
City Hall, 2nd Floor

Dear Council President Clark:

I am pleased to transmit the attached proposed Council Bill that designates Alexander Hall as a historic landmark, imposes controls, grants incentives and adds Alexander Hall to the Table of Historical Landmarks in the Seattle Municipal Code.

A Controls and Incentives Agreement has been signed by the owner and has been approved by the Landmarks Preservation Board. The controls in the agreement apply to the exterior of the building and a portion of the site, but do not apply to any in-kind maintenance or repairs of the designated features.

Thank you for your consideration of this legislation. Should you have questions, please contact Erin Doherty, Department of Neighborhoods, at 206-684-0380.

Sincerely,

Michael McGinn
Mayor of Seattle

cc: Honorable Members of the Seattle City Council



FILED
CITY OF SEATTLE

2014 APR -3 PM 4:06

CITY CLERK

STATE OF WASHINGTON -- KING COUNTY

--SS.

308683

No.

CITY OF SEATTLE, CLERKS OFFICE

Affidavit of Publication

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

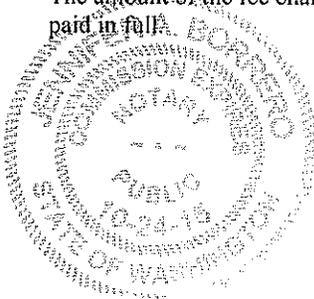
The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:124424-27 TITLE ONLY

was published on

03/13/14

The amount of the fee charged for the foregoing publication is the sum of \$59.80 which amount has been paid in full.



Affidavit of Publication

[Signature]
Subscribed and sworn to before me on

[Signature]
03/13/2014

Notary public for the State of Washington,
residing in Seattle

State of Washington, King County

City of Seattle

The full text of the following legislation, passed by the City Council on February 18, 2014, and published below by title only, will be mailed upon request, or can be accessed at <http://clerk.seattle.gov>. For information on upcoming meetings of the Seattle City Council, please visit <http://www.seattle.gov/council/calendar>. Contact: Office of the City Clerk at (206) 684-8344.

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ORDINANCE NO. 124425

AN ORDINANCE relating to historic preservation, imposing controls upon the Chiarelli-Dora House, a landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code, and adding it to the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.

ORDINANCE NO. 124426

AN ORDINANCE relating to the City Light Department, directing the transfer of certain funds in the Light Fund into the Rate Stabilization Account in 2013.

ORDINANCE NO. 124427

AN ORDINANCE appropriating money to pay certain audited claims and ordering the payment thereof.

Date of publication in the Seattle Daily Journal of Commerce, March 13, 2014.
3/13(308683)